

54-2-9 ✓  
48-20

WARRANTY DEED

TRANSFER  
TAX  
PAID

Joint Tenancy

011658

KNOW ALL MEN BY THESE PRESENTS,

That I, DEAN SCIARAFFA of Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations paid by JOSEPH M. DONATO and SHARON C. DONATO of Waterville, County of Kennebec and State of Maine, whose mailing address is 6 Westview Drive, Waterville, Maine, 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said JOSEPH M. DONATO and SHARON C. DONATO as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN lot or parcel of land, situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the westerly line of Burleigh Street at a stone monument at the northeast corner of land, formerly of W.P. Putnam, late of said Waterville, deceased; thence westerly on said Putnam's northerly line, one hundred feet; thence northerly and parallel with said westerly line of Burleigh Street eighty-two and five tenths feet, more or less, to the northerly line of land of the Waterville Land Company; thence easterly and parallel with said Putnam's northerly line, one hundred feet, to a stone monument in said westerly line of Burleigh Street; thence southerly in said westerly line of Burleigh Street eighty-two and five tenths feet, more or less, to the point of beginning. Subject to the exceptions and reservations contained in a deed from the Waterville Land Company to William L. Robertson by Warranty Deed, dated July 28, 1914, and recorded in Kennebec County Registry of Deeds, Book 540, Page 193, to which deed and the record thereof reference may be had for a more particular description of the premises hereby conveyed and the exceptions and reservations mentioned above.

BEING all and the same premises acquired by Dean Sciaraffa by Warranty Deed from Leslie C. Knowlton and Richard Knowlton dated April 22, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2792, Page 193.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said JOSEPH M. DONATO and SHARON C. DONATO as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

AND I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said DEAN SCIARAFFA, as Grantor and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 22nd day of the month of May, A.D., 1987.

Signed, Sealed and Delivered  
in the presence of:

Stephen F. Dubord

Dean Sciara  
DEAN SCIARAFFA

STATE OF MAINE  
COUNTY OF KENNEBEC

May 22, 1987

Then personally appeared the above named DEAN SCIARAFFA and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Stephen F. Dubord  
Notary Public  
Print Name \_\_\_\_\_

Stephen F. Dubord  
Attorney At Law  
Notary Public  
My Commission Expires: 9/5/87



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